

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON APRIL 18, 2007
(Approved May 16, 2007)

The Planning Commission held their monthly meeting on Wednesday, April 18, 2007. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, N. Lance Parson, and Kathryn Alexis. Also present, was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

A resident inquired about changing lot lines to make three lots into two lots at 1111 Old Schuylkill Road. The Planning Commission recommended a minor subdivision plan be submitted.

Zena Gavin of Kulp Road inquired about placement of wells and sewers at the Hidden Acres Estates site and it was noted that the items are on the plans.

Mrs. Alexis moved to approve the April 18, 2007 agenda as presented. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

1. MINUTES

Mr. Woessner moved to approve the second draft of the minutes of the March 21, 2007 monthly meeting as presented. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

2. NEUMAN SUBDIVISION

Mr. Stephen Kalis, counsel for the applicant, and Mr. Glen Kelczewski of Conver and Smith Engineering, Inc. were present.

Waiver from Section 428.6.A of the Subdivision and Land Development ordinance was tabled until a landscape plan is provided.

Mr. Woessner moved to recommend waiver from Section 306.3.D(5) of the Subdivision and Land Development Ordinance to allow a Historic Resource Impact Study to not be prepared. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Waiver from Section 304.3.C of the Subdivision and Land Development Ordinance was tabled until review of new aerial photographs.

Mr. Woessner moved to recommend waiver from Section 411.13 of the Subdivision and Land Development Ordinance to allow the cul-de-sac bulb to not be placed adjacent to the tract boundary, and to not provide the 50-foot right-of-way to the tract boundary. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver from Section 106.7.D of the Driveway Ordinance to allow the proposed driveway to serve the Neuman property (Tax Parcel 18-6-

23) to be located on Lot 3 to be located 4' from the property line instead of 10'. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

Waiver from Section 106.9 of the Driveway Ordinance was tabled until driveway location are re-adjusted and confirmed.

Mr. Woessner moved to accept for review the Neuman Subdivision and Land Development Plan dated March 29, 2007. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

3. WINEBERRY ESTATES

Mr. Stephen Kalis, counsel for the applicant, and Mr. Glen Kelczewski of Conver and Smith Engineering, Inc. were present. Also present were representatives of Del Val Soils.

The Component 4A of the Wineberry Estates Sewage Facilities Planning Module was reviewed and completed. Mr. Woessner moved to authorize signature of the module. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Gail Brown, Chair of the Historical Commission, noted that the Historical Commission takes exception to comments in Component 4A relating to historical impacts.

4. HIDDEN ACRE ESTATES

Mr. Woessner moved to accept for review the Hidden Acre Estates final plan dated April 9, 2007. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

GREEN ACRES

One (1) waiver for the Green Acres project was addressed.

Mr. Kulp moved to recommend waiver from Section 121.4.D of the Stormwater Management Ordinance to allow the roof drain pipe for Lot 4 to convey rainwater to the detention basin (Basin 1) on Lot 4 since the retention basin is being changed to a detention basin due to high water table. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

Waiver from Section 121.4.C of the Stormwater Management Ordinance was withdrawn by the applicant.

ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

The next monthly meeting is May 16, 2007 at 7:00 p.m.

ADJOURNMENT

Mr. Kulp moved to adjourn the monthly meeting at 8:30 p.m. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary